

058.0

0004

0002.0

Map

Block

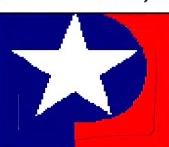
Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
700,100 / 700,100
700,100 / 700,100
700,100 / 700,100

APPRAISED:

USE VALUE:

ASSESSED:


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 56 | | BOW ST, ARLINGTON |

| OWNERSHIP | Unit #: |
|----------------------------|---------|
| Owner 1: ARNOLD JOSHUA W & | |
| Owner 2: GITELSON LAURA B | |
| Owner 3: | |

| |
|---------------------|
| Street 1: 56 BOW ST |
| Street 2: |

| |
|------------------------------|
| Twn/Cty: ARLINGTON |
| StProv: MA Cntry: Own Occ: Y |
| Postal: 02474 Type: |

| PREVIOUS OWNER |
|-----------------------------------|
| Owner 1: McDowell Nancy/TRUSTEE - |
| Owner 2: GEHA BILL LEE/TRUSTEE - |

| |
|---------------------|
| Street 1: 56 BOW ST |
| Twn/Cty: ARLINGTON |
| StProv: MA Cntry: |

| |
|---------------|
| Postal: 02474 |
|---------------|

| NARRATIVE DESCRIPTION |
|--|
| This parcel contains 4,359 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1908, having primarily Wood Shingle Exterior and 1486 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms. |

| OTHER ASSESSMENTS |
|---------------------------------|
| Code Descrip/No Amount Com. Int |

| PROPERTY FACTORS | | | | | | | |
|------------------|------|-------------|-----|---------|------|-------------|--|
| Item | Code | Description | % | Item | Code | Description | |
| Z | R1 | SINGLE FA | 100 | water | | | |
| o | | | | Sewer | | | |
| n | | | | Electri | | | |
| Census: | | | | Exempt | | | |
| Flood Haz: | | | | | | | |
| D | | | | Topo | | | |
| s | | | | Street | | | |
| t | | | | Gas: | | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 4359 | | Sq. Ft. | Site | | 0 | 70. | 1.26 | 6 | | | | | | | | | 385,538 | | | | | | 385,500 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 4359.000 | 314,600 | | 385,500 | 700,100 | | 38382 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 08/28/18 |

PREVIOUS ASSESSMENT

| Parcel ID 058.0-0004-0002.0 | | | | | | | | |
|-----------------------------|-----|-----|------------|-----------|-----------|------------|-------------|-----------------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value |
| 2020 | 101 | FV | 314,600 | 0 | 4,359. | 385,500 | 700,100 | 700,100 Year End Roll |
| 2019 | 101 | FV | 243,600 | 0 | 4,359. | 380,000 | 623,600 | 623,600 Year End Roll |
| 2018 | 101 | FV | 243,200 | 0 | 4,359. | 291,900 | 535,100 | 535,100 Year End Roll |
| 2017 | 101 | FV | 243,200 | 0 | 4,359. | 275,400 | 518,600 | 518,600 Year End Roll |
| 2016 | 101 | FV | 243,200 | 0 | 4,359. | 253,400 | 496,600 | 496,600 Year End |
| 2015 | 101 | FV | 229,500 | 0 | 4,359. | 236,800 | 466,300 | 466,300 Year End Roll |
| 2014 | 101 | FV | 228,100 | 0 | 4,359. | 218,100 | 446,200 | 446,200 Year End Roll |
| 2013 | 101 | FV | 228,100 | 0 | 4,359. | 218,100 | 446,200 | 446,200 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|-------------|------------|-----------|------------|----|-----|-------|-------|
| MCDOWELL NANCY/ | 63422-10 | | 3/28/2014 | | 535,000 | No | No | | |
| MCDOWELL NANCY, | 61870-51 | Convenience | 5/24/2013 | | 99 | No | No | | |
| MCDOWELL NANCY | 41290-519 | Family | 10/28/2003 | | 1 | No | No | | |
| CHANDLER BARBAR | 31808-478 | | 9/11/2000 | | 379,000 | No | No | 4 | |
| MCAULEY ROBERT | 28172-66 | | 2/11/1998 | | 170,000 | No | No | Y | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------|
| 5/1/2014 | 418 | New Wind | 25,700 | | | | | |
| 4/14/2011 | 275 | Re-Roof | 7,209 | | | | | |
| 2/25/1998 | 91 | Add Bath | 2,500 | | | | | ADD 1/2 BATH |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 8/28/2018 | TTL REFUSAL | BS | Barbara S |
| 1/13/2009 | Meas/Inspect | 189 | PATRIOT |
| 12/19/2008 | Missed Appt. | 163 | PATRIOT |
| 12/15/2000 | MLS | MM | Mary M |
| 1/13/2000 | Mailer Sent | | |
| 1/10/2000 | Measured | 277 | PATRIOT |
| 7/23/1993 | | TH | |

Sign: VERIFICATION OF VISIT NOT DATA

| | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|-------------|-----------------------|-----------------|------------|------------------------------------|------------|--------------------|---------------------------------------|-------------------------|------|-------------------|-----------|-----------|------------|------------|--------------|--|-----------|---------------------|--------|----|-------|--|
| EXTERIOR INFORMATION | | | | | | BATH FEATURES | | | | | | COMMENTS | | | | | | SKETCH | | | | | | |
| Type: | 15 - Old Style | | Full Bath | | 1 | Rating: | | Good | | ATC IS UNHEATED. | | | | | | WDK | | (200) | | Sum Area By Label : | | | | |
| Sty Ht: | 2A - 2 Sty +Attic | | A Bath: | | Rating: | | | | | | | | | | 25 | | | | UAT = 716 | | | | | |
| (Liv) Units: | 1 | Total: | | 1 | 3/4 Bath: | | Rating: | | | | | | | | 18 | | SFL | | SFL = 716 | | | | | |
| Foundation: | 3 - BrickorStone | | A 3QBth | | Rating: | | | | | | | | | | 11 | | FFL | | FFL = 716 | | | | | |
| Frame: | 1 - Wood | | 1/2 Bath: | | 1 | Rating: | | Good | | | | | | | | 12 | | BMT | | BMT = 716 | | | | |
| Prime Wall: | 1 - Wood Shingle | | A HBth: | | Rating: | | | | | | | | | | 2 | | OPP | | WDK = 200 | | | | | |
| Sec Wall: | | | OthrFix: | | 1 | Rating: | | Average | | | | | | | | (12) | | | | OPP = 28 | | | | |
| Roof Struct: | 1 - Gable | | OTHER FEATURES | | | | | | 1st Res Grid Desc: Line 1 # Units: 1 | | | | | | | | | | | | | | | |
| Roof Cover: | 1 - Asphalt Shgl | | Kits: | 1 | Rating: | | Good | | Level FY LR DR D K FR RR BR FB HB L O | | | | | | | | | | | | | | | |
| Color: | RED | | A Kits: | Rating: | | | | Other | | | | | | | | | | | | | | | | |
| View / Desir: | | | Fpl: | Rating: | | | | Upper | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | | | WSFlue: | Rating: | | Lvl 2 | | | | | | | | | | | | | | | |
| Grade: C - Average | | | | | | CONDOS INFORMATION | | | | | | Lvl 1 | | | | | | | | | | | | |
| Year Blt: | 1908 | Eff Yr Blt: | Location: | | | | | | Lower | | | | | | | | | | | | | | | |
| Alt LUC: | | | Total Units: | | | | | | | | | | | | | | | | | | | | | |
| Jurisdct: | G12 | Fact: | Floor: | | | | | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | | | | % Own: | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | | | | Name: | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | | | DEPRECIATION | | | | | | REMODELING | | | | | | RES BREAKDOWN | | | | | | |
| Avg Ht/FL: | STD | | Phys Cond: | GD - Good | 18. | % | Exterior: | No Unit RMS BRS FL | | | | | | Interior: | 1 7 4 M | | | | | | | | | |
| Prim Int Wall: | 2 - Plaster | | | Functional: | | | Additions: | | | | | | | Kitchen: | | | | | | | | | | |
| Sec Int Wall: | | | Economic: | | | Baths: | | | | | | | Plumbing: | | | | | | | | | | | |
| Partition: | T - Typical | | | Special: | | | Electric: | | | | | | | Electric: | | | | | | | | | | |
| Prim Floors: | 3 - Hardwood | | | Override: | | | Heating: | | | | | | | Heating: | | | | | | | | | | |
| Sec Floors: | | | Total: | 18.6 | % | General: | Totals | | | | | | 1 7 4 | | | | | | | | | | | |
| Bsmnt Flr: | 12 - Concrete | | CALC SUMMARY | | | | | | COMPARABLE SALES | | | | | | | | | | | | | | | |
| Subfloor: | | | Basic \$ / SQ: | 130.00 | | Rate | Parcel ID | Typ | Date | Sale Price | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | Size Adj.: | 1.35000002 | | | | | | | | | | | | | | | | | | | | |
| Electric: | 3 - Typical | | | Const Adj.: | 0.99989998 | | | | | | | | | | | | | | | | | | | |
| Insulation: | 2 - Typical | | | Adj \$ / SQ: | 175.482 | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: | S | | | Other Features: | 78022 | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: | 1 - Oil | | | Grade Factor: | 1.00 | | | | | | | | | | | | | | | | | | | |
| Heat Type: | 1 - Forced H/Air | | | NBHD Inf: | 1.00000000 | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: | 1 | | | NBHD Mod: | | | | | | | | | | | | | | | | | | | | |
| % Heated: | 100 | % AC: | 100 | LUC Factor: | 1.00 | | | | | | | | | | | | | | | | | | | |
| Solar HW: | NO | | | Adj Total: | 386489 | | | | | | | | | | | | | | | | | | | |
| % Com Wall: | | | Depreciation: | 71887 | | Juris. Factor: | 1.00 | Before Depr: | | 175.48 | | | | | | | | | | | | | | |
| | | | Depreciated Total: | 314602 | | Special Features: | 0 | Val/Su Net: | | 123.13 | | | | | | | | | | | | | | |
| | | | | | | Final Total: | 314600 | Val/Su SzAd: | | 219.69 | | | | | | | | | | | | | | |
| MOBILE HOME | | | | | | Make: | | | Model: | | | Serial #: | | | Year: | | | Color: | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | PARCEL ID 058.0-0004-0002.0 | | | | | | | | | | | | IMAGE | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten | |
| 2 | Frame Shed | D | Y | 1 | 12X8 | A | AV | 2000 | 0.00 | T | 15.2 | 101 | | | | | | UAT | 100 | FLA | 30 | G | | |
| More: N | | | | | | Total Yard Items: | | | | Total Special Features: | | | | Total: | | | | AssessPro Patriot Properties, Inc | | | | | | |